127.0	0005	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,900 / 795,900
					USE VALUE:	795,900 / 795,900
					ASSESSED:	795,900 / 795,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEIMARIS VASILIOS & SOPHIA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	53 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEIMARIS BASIL E & SOFIA B -
Owner 2:	-
Street 1:	50 MOULTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 1836 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4410.000	404,600	4,700	386,600	795,900
Total Card	0.101	404,600	4,700	386,600	795,900
Total Parcel	0.101	404,600	4,700	386,600	795,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.50 | /Parcel: 433.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82323
GIS Ref
GIS Ref
Insp Date 04/05/18

!9887!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	404,600	4700	4,410.	386,600	795,900		Year end	12/23/2021
2021	104	FV	386,400	4700	4,410.	386,600	777,700		Year End Roll	12/10/2020
2020	104	FV	386,600	4700	4,410.	386,600	777,900	777,900	Year End Roll	12/18/2019
2019	104	FV	302,700	4700	4,410.	386,600	694,000	694,000	Year End Roll	1/3/2019
2018	104	FV	302,700	4700	4,410.	342,400	649,800	649,800	Year End Roll	12/20/2017
2017	104	FV	284,100	4700	4,410.	287,200	576,000	576,000	Year End Roll	1/3/2017
2016	104	FV	284,100	4700	4,410.	287,200	576,000	576,000	Year End	1/4/2016
2015	104	FV	253,400	4700	4,410.	248,500	506,600	506,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:45:53

LAST REV

Date	Time
04/10/18	09:12:10
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9887

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIMARIS BASIL	1335-102		4/6/2007	Family	10	No	No		
	827-37		10/27/1972		35,000	No	No		N

USER DEFINED

Prior Id # 1:	82323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
11/30/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

Total AC/HA:	0.10124	Total SF/SM:	4410	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	386,610	Spl Credit		Total:	386,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.22189546
Const Adj.:	0.98000199
Adj $ / SQ:	215.543
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586380
Depreciation:	181778
Depreciated Total:	404602

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

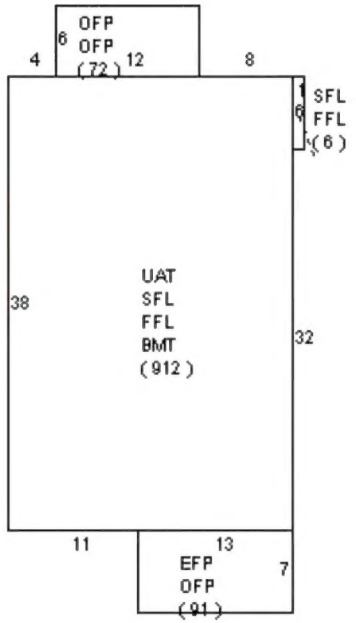
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	215.54
Special Features:	0	Val/Su Net:	122.53
Final Total:	404600	Val/Su SzAd	220.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	918	215.540	197,868
SFL	Second Floor	918	215.540	197,868
BMT	Basement	912	64.660	58,973
OFP	Open Porch	235	23.050	5,417
UAT	Upper Attic	228	86.220	19,658
EFP	Enclos Porch	91	56.000	5,096

Net Sketched Area:	3,302			Total:	484,880
Size Ad	1836	Gross Area	3986	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700